



## **MEMORANDUM**

**To: PLANNING COMMISSION**

**Date: May 8, 2007**

**From: COMMUNITY DEVELOPMENT DEPARTMENT**

**Subject: ZONING AMENDMENT, ZA 07-06: CITY OF MORGAN HILL-  
CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL  
SYSTEM STANDARDS & CRITERIA**

### **REQUEST**

A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code.

### **RECOMMENDATION**

Open Public Hearing/Continue to the May 22, 2007 meeting.

Processing Deadline: November 17, 2007

### **BACKGROUND**

Section 18.78.188(C) of the Residential Development Control System (RDSCS) Ordinance requires the Planning Commission to review the standards and criteria following each competition, and to decide whether any changes or amendments are necessary for the next competition. A Subcommittee of the Planning Commission was appointed to evaluate the proposed changes which would be recommended to the City Council for adoption. The Subcommittee was comprised of three Planning Commissioners (Davenport, Lyle and Koepp-Baker) and a Working Group consisting of two developer reps (Dick Oliver with Dividend Housing and Scott Schilling with South Valley Developers), Lesley Miles representing the Downtown Association, Gary Walton (downtown property owner) and two Park and Recreation Commissioners, Mark Fredrick and Katharine Hart-Mason. Bonnie Tognazzini with the School District was also consulted on the changes to the Schools criteria. City Staff involved in the evaluation process were also consulted and provided input to the Subcommittee. The recommendations of the Subcommittee were scheduled to be considered by the full Planning Commission at the May 8, 2007 meeting. The Subcommittee however, will need one additional meeting to complete its work. It is therefore recommended the Planning Commission open this

item to public hearing and continue the matter to the next regular Planning Commission meeting on May 22, 2007. The attached Work Plan outlines some of the changes to the RDCS evaluation criteria considered by the Subcommittee and its Working Group.

**Attachments:**

1. Final Revised Work Plan

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## **Work Plan for 2007 Planning Commission RDCS Subcommittee**

### **Part 1 Scoring Criteria**

#### **Streets and Parks:**

Zero to 2 points are awarded based on a project's proximity to a city park. Distance from parks and the need to cross an arterial street need to be considered in the award of points (and whether consideration of this issue should be parallel to distances from a school and the need to cross an arterial).

### **Part 2 Scoring Criteria**

#### **Schools Category:**

Criterion B1 – Payment of School District adopted developer fees. The School District recently increased the District's schools facilities fee from \$3.09 to \$4.95 per square foot. Points assigned to projects for payment of this fee in the Schools category will need to be reconsidered.

Criterion B4 – Change the requirement that on-site community rooms must be "specifically designed for . . . after school educational programs." During last year's Downtown Measure C competition, the Commission agreed that community rooms for after school programs do not need to meet the 960 square foot minimum room size required by the School District for school classroom instruction. Also, the School District did not provide this standard prior to the competition.

#### **Open Space:**

Criterion B1e – Should projects continue to receive the maximum two points for providing a plaque or other marker of an historical site versus maximum points for preserving and maintaining an historical site.

Criterion B2 – Change the building coverage definition to allow podium level courtyards that are open above to not count as part of the building coverage, or amend to award partial credit (60%) that the Commission agreed to award in last year's competition.

Criterion B3 – Allow double payment of open space in-lieu fees to be used for maintenance of open space lands.

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Work Plan  
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**Public Facilities:**

Criterion B2f – Should a minimum dollar value be applied to public art to receive points under this criterion.

Criterion B2g – Change “Public Facilities Non-AB 1600 fund” to Measure C Capital Improvements fund. The change will clarify that these funds are applied to capital improvements (streets and infrastructure, etc., and not public buildings.

**Parks & Paths:**

Criterion B2 – Review the site recreation amenities list and point values as it would apply to vertical mixed use and higher density developments.

Criterion B4a – Consider amending to better define mid block pedestrian connections.

Amend the scoring criteria to award points for providing a path next to the West Little Llagas Creek in the Downtown.

**Housing Needs:**

Criterion B2 – Clarify that non restricted moderate rate units must be sized to sell at market to a moderate income household. Also, that the final sales price of the dwelling units at close of escrow shall be based on HUD income guidelines.

Criterion B6 – Edit: Change the reference in the first sentence from B3 to B4.

**Housing Types:**

Amend the scoring criteria to encourage higher densities in the Downtown and to adjust the scoring for the number of bedrooms to limit downtown project to provide no more than 2 bedroom units and to recognize studio apartment and condominium units.

**Quality of Construction:**

Criterion B1 – Clarify that single building projects are eligible to receive the point because there are no elevation repeats. Specify that the building elevations must include provide variations. The issues came up with the Gunter Building on Monterey Road and two other projects.

Include criteria that will set goals for renewable energy, allow double plumbing for recycle/grey water use and incorporate green building standards.

**Landscape and Lighting:**

Amend criterion B2 to be consistent with the City's current Water Conservation Ordinance.

**Natural and Environmental:**

Add criteria that will address Commissioner Davenport's objectives of restricting use of hazardous materials and stewardship.

**Workshop with Developers on Impact Fees:**

Local developers have requested a workshop to discuss the fee impact issue. It is recommended the subcommittee invite developers to discuss their concerns with subcommittee during the working group meetings. The recommendations of the subcommittee regarding impact fees will then be considered by the full Commission as part of a workshop addressing all of the recommended changes to the evaluation criteria. Staff will also report on the Redevelopment Agency's consideration to reduce traffic impact fees city-wide and lower sewer connection fees for projects within the RDA project area.